3LB
BCCB

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Seton Corporation 4220 Harding Road Nashville, TN 37201	Map –Par. 92-11-263	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, William J. Simmons, Jr. and Roxane M. Stewart, individuals, (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Seton Corporation, a Tennessee corporation ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lots(s) 3, as shown on the map entitled "Revised Plat of The Pennington Realty & Improvement Company's Resubdivision of R.W. Turners Subdivision of the Three Acre Lot-Division "B" of the Murphy Land Company", of record in Plat Book 421, page(s) 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William J. Simmons, Jr. and Roxane M. Stewart, by Instrument No. ~~X~~ 20050916 - 0111718, said Register's Office.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 14 day of September, 2005.

Notary Public

My Commission Expires: 1-28-06

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/16/05 13:49 3 pgs
Fees:18.00 Taxes:1387.50
20050916-0111719

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 13th day of September, 2005.

Roxane M. Stewart

William J. Simmons, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Curvina Boseman, the undersigned, a Notary Public in and for said County and State, the within named ~~William J. Simmons, Jr. and~~ Roxane M. Stewart, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 13th day of September, 2005.

Curvina Boseman
Notary Public

My Commission Expires:
March 21, 2009

CURVINA BOSEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp March 21, 2009

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 13th day of September, 2005.

Roxane M. Stewart

William J. Simmons, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brenda Anne Wilson, the undersigned, a Notary Public in and for said County and State, the within named William J. Simmons, Jr. ~~and Roxane M. Stewart~~, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of September, 2005.

Notary Public

BRENDA ANNE WILSON
NOTARY PUBLIC FOR STATE OF TENNESSEE
DAVIDSON COUNTY, TN
My Commission Exp. SEPT 22, 2007

My Commission Expires: Sept 22, 2007